

## GRANT DEED

SECURITY FIRST NATIONAL BANK, as Trustee, a national banking association, Grantor, for a valuable consideration, receipt of which is hereby acknowledged, does hereby grant to CITY OF RIVERSIDE, a municipal corporation, the real property in the County of San Bernardino, State of California, described as:

An undivided one-tenth (1/10th) interest in and to the following described property:

PARCEL 1:

All that portion of Lot 46, according to Map of Subdivision of the Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, of the records of said County, lying north of the north line of Lot 47 and north of the extension of the said north line of Lot 47, to the east and west lines of said Lot 46, as said part of Lot 46 is shown on the plat of survey of George H. Pearson, on file in the office of the County Recorder of said County; estimated to contain 22½ acres.

PARCEL 2:

Lots 40, 41, 43, 45½ and 47 according to Map of Subdivision of the Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, records of said County.

PARCEL 3:

All that portion of Lots 39, 42, 44, 50 and 51 according to Map of Subdivision of the Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, records of said County, described as follows:

Beginning at a point in Course No. 4 of Jurupa Rancho, as finally confirmed to Louis Roubidoux and 998.3 feet westerly from post 115 of said Jurupa Rancho, said point being in the south line of said Lot 53 of the Bandini Donation, said point also being in the center of Rialto Road;  
 Thence North 40° 10' East, 883.77 feet;  
 Thence North 13° 40' West, 807 feet to the point of beginning of the herein described parcel of land, said point being in the center line of the Rialto Road;  
 Thence North 13° 40' West along the corner line of said Rialto Road, 2595 feet;  
 Thence North 45° 25' East, 1288 feet;  
 Thence North 22° 31' East, 1781 feet;  
 Thence North 34° 26' East, 1215 feet;  
 Thence to a point in the northern line of said parcel;  
 Thence South 52° 15' East, 631 feet, to a point in the eastern line of said parcel.

RECORDED Aug. 4, 1961  
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 OFFICIAL RECORDS, RIV. CO.  
 INSTRUMENT NO. 66787

#4097

1 Thence South 18° 00' West, 2133.7 feet, more  
2 or less, along the easterly line of Lot 39 to a  
point on the northerly line of Lot 42;

3 Thence South 54° 00' East along the northerly  
4 line of Lot 42, a distance of 760.7 feet;

5 Thence South 16° 20' West, 2004.8 feet to the  
6 northeasterly corner of said Lot 50;

7 Thence South 14° 48' West along the easterly line  
of said Lot 50, 568 feet;

8 Thence North 85° 16' West, 320.7 feet;

9 Thence South 30° 25' West, 597.0 feet;

10 Thence South 82° 27' West, 964 feet to the point  
of beginning;

11 EXCEPT an undivided 7/8ths interest of all oil,  
12 gas and other like minerals as reserved by Rivino  
13 Land Company in deed recorded June 29, 1921, in Book  
14 719 of Deeds, page 243, records of said County.

15 PARCEL 4:

16 That triangular piece of land situated in Lot 46,  
17 according to the Map of Subdivision of the Bandini  
18 Donation, as per plat recorded in Book 3 of Maps,  
19 page 24, records of said County and being bounded on  
20 the south by the north line of La Loma School Lot,  
21 on the east by the Lower Canal of the Riverside Water  
22 Company, on the west by the land of Antonio Pellissier  
23 and on the north by the main traveled road, said road  
24 being the north extension of Orange Street in Riverside  
25 County.

26 PARCEL 2:

27 All that portion of Lot 46 according to Map of  
28 Subdivision of Bandini Donation, as per plat recorded  
29 in Book 3 of Maps, page 24, records of said County,  
described as follows, to wit:

Beginning at a point on the east boundary of  
said Lot 46 at a stake;

Thence North 72° West, 124 feet;

Thence North 1° 45' West, 243.5 feet;

Thence South 72° East, 287.7 feet;

Thence South 40° West, 247.5 feet to the point  
of beginning; containing one acre, more or less.

(The School Lot herein described is apparently  
located in said Lot 46, as shown by plat recorded in  
Book 17 of Maps, page 67, records of said County).

PARCEL 6:

All that portion of Lot 46 according to Map of  
Subdivision of the Bandini Donation, as per plat  
recorded in Book 3 of Maps, page 24, records of said  
County, described as follows:

Beginning at the southwest corner of School  
Lot in said Lot 46 at Station No. 1 of a survey of  
a portion of Lot 46, Bandini Donation, filed March 24,  
1910;

Thence southerly on a line between Lots 46 and  
47 as shown on said survey to Station No. 2, said

station No. 2 being the southeast corner of said Lot 47;

Thence North  $64^{\circ} 3'$  East, 118 feet to an intersection with the easterly line of said Lot 46 running between Station No. 15 and 16 of said Lot 46;

Thence North  $25^{\circ} 57'$  West along the east boundary line of Lot 46, 124.1 feet to Station No. 16 of said Survey;

Thence North  $5^{\circ} 3'$  East along the east boundary of said Lot 46, 216.44 feet to Station No. 17 of said Survey;

Thence North  $40^{\circ} 33'$  East along the east boundary of said Lot 46, 59.08 feet to Station No. 18 of said Survey;

Thence North  $73^{\circ} 57'$  West 126.05 feet to Station No. 1 of said Survey to the point of beginning.

#### PARCEL 7:

That portion of the East half of Section 1, Township 2 South, Range 5 West, San Bernardino Base and Meridian, according to Government Survey, located westerly of the westerly boundary line of the right of way of Old Upper Canal of Riverside Water Company and the westerly boundary line of the right of way of Lower Canal and south of what is known as "Zanjero Property" of said County and described as follows:

Commencing at the northeasterly corner of Section 1, Township 2 South, Range 5 West;

Thence West 1554.35 feet and South  $19^{\circ} 8'$  West, 820.65 feet to beginning, said point of beginning being the northeasterly corner of Lot 41 of Subdivision of Bandini Donation, as per plat recorded in Book 3 of Maps, page 24, records of said County;

Thence from beginning and following the west boundary of the right of way of Lower Canal of Riverside Water Company, South  $23^{\circ} 43'$  East, 218 feet;

Thence South  $30^{\circ} 49'$  East, 142 feet;

Thence South  $37^{\circ} 42'$  East, 172 feet;

Thence South  $43^{\circ} 20'$  East, 730 feet;

Thence South  $28^{\circ} 18'$  East, 200 feet;

Thence South  $45^{\circ} 8'$  East, 100 feet;

Thence South  $59^{\circ} 26'$  East, 180 feet;

Thence South  $32^{\circ} 33'$  East, 134 feet;

Thence South  $37^{\circ} 36'$  East, 166 feet;

Thence South  $3^{\circ} 00'$  East, 120 feet;

Thence South  $10^{\circ} 10'$  West, 100 feet;

Thence South  $17^{\circ} 40'$  West, 245 feet;

Thence South  $31^{\circ} 15'$  West, 234.26 feet;

Thence South  $5^{\circ} 30'$  East, 157.74 feet;

Thence South  $35^{\circ} 15'$  East, 497.64 feet;

Thence South  $40^{\circ} 30'$  West, 396 feet;

Thence South  $5^{\circ} 00'$  West, 216.48 feet;

Thence South  $26^{\circ} 00'$  East, 150.44 feet;

Thence North  $58^{\circ} 3'$  East, 95.6 feet to a point 16.5 feet, measured southwesterly at right angles to the center line of Old Upper Canal of Riverside Water Company;

Thence following southwesterly boundary line of said Old Upper Canal and 16.5 feet from the center thereof as nearly as may be, North  $25^{\circ} 30'$  West, 85.6 feet;

1 Thence North 7° 24' West, 112 feet;  
 Thence North 12° 17' East, 110 feet;  
 2 Thence North 36° 12' East, 144 feet;  
 Thence North 55° 27' East, 137 feet;  
 3 Thence North 80° 36' East, 92 feet;  
 Thence North 47° 13' East, 80 feet;  
 4 Thence North 13° 15' East, 115 feet;  
 Thence North 73° 1' West, 90 feet;  
 5 Thence North 53° 22' West, 100 feet;  
 Thence North 39° 17' West, 225 feet;  
 6 Thence North 56° 55' West, 110 feet;  
 Thence North 21° 2' West, 76 feet;  
 7 Thence North 7° 49' East, 80 feet;  
 Thence North 47° 53' East, 65 feet;  
 8 Thence North 76° 3' East, 160 feet;  
 Thence North 29° 11' West, 122 feet;  
 9 Thence North 9° 45' East, 79 feet;  
 Thence North 68° 22' East, 88 feet;  
 10 Thence North 5° 31' East, 88 feet;  
 Thence North 24° 49' West, 50 feet;  
 11 Thence North 14° 7' East, 118 feet;  
 Thence North 33° 40' West, 110 feet;  
 12 Thence North 30° 13' West, 160 feet;  
 Thence North 15° 35' West, 106 feet;  
 13 Thence North 23° 00' West, 136 feet;  
 Thence North 79° 38' West, 80 feet;  
 14 Thence North 45° 54' West, 50 feet;  
 Thence North 6° 15' East, 63 feet;  
 15 Thence North 33° 56' West, 141 feet;  
 Thence North 34° 34' West, 270 feet;  
 16 Thence North 22° 19' West, 125 feet;  
 Thence North 78° 4' West, 185 feet;  
 17 Thence North 51° 11' West, 190 feet;  
 Thence North 37° 33' West, 170 feet;  
 18 Thence North 27° 1' West, 137 feet;  
 Thence North 31° 6' West, 191.6 feet;  
 19 Thence North 24° 8' West, 83.48 feet;  
 20 Thence West 162 feet to the beginning;

21 ALSO EXCEPTING THEREFROM that portion thereof  
 conveyed to David Garcia by deed dated May 22, 1916,  
 22 recorded June 12, 1939, in Book 1348, page 396,  
 Official Records, described as a portion of Lot 48  
 23 of Bandini Donation, as per plat recorded in Book 3  
 of Maps, page 24, records of said County.

24 PARCEL 8:

25 That portion of the Jurupa Rancho, as per plat  
 26 recorded in Book 9 of Maps, page 33, records of said  
 County, described as follows:

27 Beginning at an angle in Lot 40 of Bandini  
 28 Donation, near the outlet of the Old Spanish Town  
 Ditch;

29 Thence following the east line of said Lot 40,  
 North 9° 45' West, 264 feet;

30 Thence North 1° 15' East, 602.58 feet;  
 Thence North 11° 00' West, 518.10 feet;  
 31 Thence North 4° 15' East, 170.28 feet;  
 Thence North 6° 15' West, 173.58 feet;  
 32 Thence North 00° 30' West, 166.32 feet;

Thence North 20° 00' East, 158.40 feet;  
 Thence North 30° 30' West, 199.98 feet;  
 Thence North 10° 30' West, 166.32 feet;  
 Thence North 50° 00' East, 190.08 feet;  
 Thence North 130° 15' East, 238.92 feet;  
 Thence North 20° 30' East, 157.74 feet;  
 Thence North 000° 15' East, 149.82 feet;  
 Thence North 70° 30' East, 250.80 feet;  
 Thence North 230° 15' East, 283.80 feet;  
 Thence northerly to the east line of Lot 30  
 of the Bandini Donation;  
 Thence North 10° 45' East, 297 feet;  
 Thence North 40° 30' West, 227.70 feet to the  
 most southerly corner of Lot 27 of the Bandini Donation;  
 Thence North 000° 30' East, 765.60 feet;  
 Thence North 380° 30' East, 287.10 feet;  
 Thence North 450° 00' East, 306.24 feet;  
 Thence North 400° 00' East, 194.70 feet;  
 Thence North 320° 00' East, 172.92 feet;  
 Thence North 570° 00' East, 132 feet;  
 Thence North 680° 30' East along the southeasterly  
 line of Lot 23 of Bandini Donation to a point where  
 said southeasterly line of said Lot 23 is intersected  
 by the west line of the Tropica Rancho produced North  
 90° 30' West;  
 Thence South 90° 30' East to a point 16½ feet  
 north of the center line of the Upper Riverside Ditch  
 where said Upper Riverside Ditch intersects the west  
 line of said Tropica Rancho;  
 Thence on a line 16½ feet northwesterly from the  
 center line of the Upper Riverside Ditch and parallel  
 to the same to a point North 69° 30' East from the  
 point of beginning;  
 Thence South 69° 30' West, 141.24 feet, more or  
 less, to the point of beginning.

TOGETHER WITH an undivided one-tenth interest in  
 and to water and water rights situate in the "Trujillo"  
 or "Spanish Town" Ditch, said ditch being situate in  
 the Counties of San Bernardino and Riverside, State of  
 California, and said Ditch being entitled to a continuous  
 run of One Hundred (100) inches of water, said right  
 being more particularly shown in Case #579 in the Superior  
 Court of the County of San Bernardino, State of California,  
 as per judgment recorded in the County Clerk's Office  
 of said County and State in Book #2 of Judgments, page  
 102. The water herein conveyed is Fourteen (14) hours  
 of the said water and water right of One Hundred inches,  
 the turn coming once every Eleven (11) days.

SUBJECT TO:

1. Taxes for the fiscal year 1961-62.
2. Rights of way, reservations, conditions and restrictions of record.

DATED: July 24 1961.

SECURITY FIRST NATIONAL BANK, as Trustee,

By [Signature]

Vice-President

By [Signature]

Asst. Trust Officer

(SEAL)

CITY ATTORNEY  
RIVERSIDE  
CALIFORNIA

1 STATE OF CALIFORNIA)  
2 COUNTY OF RIVERSIDE) ss.  
3  
4

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5 On this 24<sup>th</sup> day of July, 1961, before me,  
6 the undersigned, a Notary Public in and for said  
7 County and State, personally appeared R. E. Schultz,  
8 known to me to be the Vice-President, and L. M. Harlow,  
9 known to me to be the Asst. Trust Officer of the national  
10 banking association that executed the within instrument, and  
11 known to me to be the persons who executed the within instrument  
12 on behalf of the association therein named, and acknowledged to  
13 me that such association executed the same, and acknowledged to  
14 me that such association executed the within instrument pursuant  
15 to its by-laws or a resolution of its Board of Directors.

16 WITNESS my hand and official seal the day and year in  
17 this certificate first above written.  
18

19  
20 E. Leonard  
21 Notary Public in and for said County  
22 and State E. LEONARD, Notary Public, in and  
23 for the County of Riverside, State of California  
24 My Commission Expires January 25, 1962

25 My Commission expires \_\_\_\_\_  
26

27 APPROVED AS TO FORM:  
28

29 [Signature]  
30 City Attorney

31 APPROVED AS TO DESCRIPTION  
32 J. F. MARTINEK  
Director of Public Works

By [Signature]  
Assistant City Engineer

Check by [Signature]

CITY ATTORNEY  
RIVERSIDE  
CALIFORNIA

7/7/61  
(8)

CONSENT TO RECORDATION

THIS IS TO CERTIFY that the interest in real property  
conveyed by the Deed or Grant dated 7/24/61  
From: Security 1st National Bank  
For: 710 Interest Possession Ranch  
to the City of Riverside, a municipal corporation, is here-  
by accepted and on behalf of said City pursuant  
to Resolution of the City Council heretofore recorded on  
12-1-59 in Sk. 2574 J.P. pg. 339 of said Riverside County  
Records and the Grant is hereby consents to recordation  
of this instrument from and is undersigned.

Dated 8/4/61 [Signature]  
Property Management Officer

Return Deed to: Office of City Clerk  
Riverside, California